



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 10
1200 Sixth Avenue
Seattle, WA 98101
<http://www.epa.gov/region10>

Ref: EPR-ER

PROGRESS POLREP **North Ridge Estates Asbestos Abatement** Klamath Falls, Klamath County, Oregon

I. HEADING

Date: 10/10/2003
From: Dan Heister, On Scene Coordinator
Agency: EPA/Region 10
Unit: Emergency Response Program
1200 Sixth Avenue
Seattle, WA 98101
206-553-1674
POLREP No: POLREP # 12
Site: North Ridge Estates Asbestos Abatement

II. BACKGROUND

Site Number: 08-GL
Party Conducting the Action: EPA
Response Authority: CERCLA
NPL Status: No
Action Memorandum Status: 05/21/03
Date Action Started: 06/10/03
Completion Date: TBD

III. SITE INFORMATION

A. Incident Category

Enforcement-Asbestos Removal Action

B. Site Description

1. Site description



The North Ridge Estates is located approximately 3 miles north of Klamath Falls, Klamath County, Oregon, on Old Fort Road and North Ridge Drive. The North Ridge Estate site is formerly the Klamath Falls Marine Recuperation Barracks facility, built in 1944 by the United States Department of Defense. In 1946, the property was transferred to the State of Oregon for use by the Oregon Institute of Technology. When the Oregon Institute of Technology relocated in 1966, the property was transferred into private ownership. From 1966 to the mid- 1970s, property owners stripped the vacant buildings of salvageable materials such as copper and wood. Asbestos insulation reportedly was stripped from piping and boilers, metal was sold, and the insulation remained at the site. The North Ridge Estate property was purchased in December 1977 by MBK partnership of Klamath Falls, the present property developer. Following their purchase additional buildings remaining on the site were demolished. MBK subdivided the site into residential lots. Klamath County approved subdivision plans, and construction of homes in the subdivision began prior to 1993. Twenty three of the lots in the project area have been sold and developed as single-family homes, and are now occupied for residential use. Other undeveloped lots remain in private ownership or are owned by MBK.

2. Site evaluation

In the late 1970s, Oregon Department of Environmental Health (DEQ) responded to a complaint of openly accumulated asbestos debris at the property and observed a bulldozer driving over four to six acres of demolition debris described as a great amount of “white, fluffy” insulation materials being blown by strong winds. In 1993 the U.S. Army Corps of Engineers (COE) visited the site and reported that demolition debris has been buried in a swimming pool, sewage lagoon, and other locations at the site. In June of 2001, DEQ received a complaint of two large piles of asbestos insulated pipe on the surface of a lot being developed in North Ridge Estates. The DEQ inspector observed “white to pale brown colored platy looking” fragments on the lot and on other lots through out the subdivision. An asbestos survey was conducted in 2002. Out of the 81 acres surveyed, over 50 acres contained ACM.

3. Description of threat

Types of ACM found in the North Ridge Estates site includes Cement Asbestos Board (CAB), Vinyl Floor Tiles (VAT), roofing material containing asbestos, and asbestos-insulated steam pipe. The probability of petroleum hydrocarbons, volatile organic compounds, and heavy metals does exist. Other potential threats include dry-cleaning solvents.

IV. RESPONSE INFORMATION

A. Situation

1. Continued removal actions

One member of the U.S. Coast Guard NSF Pacific Strike team is on scene. The main contractor on site is PBS as well as their subcontractors. PBS engineering has one project manager on scene for subcontractor monitoring. Subcontractors include RM Cat for excavation of soil removal.

2. Removal information

Surficial removal of visible ACM is being completed with the excavation of the Selim, Lee, and Bailey properties. Currently 22 properties have been completed. 648 bags totaling 14,710 pounds of ACM have been recovered. PBS has identified approximately 5,000 linear feet of buried steam piping, with a relatively high level of certainty. Approximately 75,000 pounds of excavated material was removed from the Lee and Bailey properties. Visual clearance was conducted at Lee and Bailey properties.

3. Sample data

EPA/START collected high volume ambient air samples at six locations around the site. Soil composite samples were taken from each of the 22 residences. Each composite will consist of 10 separate grabs from each property. Hot spots (areas of high concentrations) were collected at 10 locations around the site. All were split following the Berman protocol and shipped for analysis. EPA and USCG processed residential composite samples in the same manner. A draft indoor dust protocol is being prepared, and after EPA approval of the method, indoor dust sampling can begin.

4. Next steps

Surficial removal will continue.

Ambient air sampling will continue through October.

Preparing to investigate suspected burial pit at selected sites.

5. State and local role

Local and state personnel are being kept informed of ongoing site activities.

V. COST INFORMATION

Total costs for this Enforcement-Lead Removal are not available at this time.

VI. DISPOSITION OF WASTES:

All surficial ACM is being double-bagged, labeled, and stored in a secured container on site. Excavated material is being hauled approximately three miles offsite to the local landfill. Remaining soil samples are being archived.